



## MINUTES

### Planning and Zoning Commission

Tuesday, January 3, 2012  
Grant County Administration Building  
1400 Hwy 180 East  
Silver City, New Mexico

#### **Commissioners Present**

Alice Jones, Chair  
George Lundy  
Sherry Clements  
Nickolas Seibel  
Rodger Koest

#### **Commissioners Absent**

Alexandra Perrault

#### **Staff Present**

Luan Mitchell, Planner  
Jim Coates, Planner

The meeting of the Planning and Zoning Commission was called to order at 7:02 pm by Chair Alice Jones. The Pledge of Allegiance was recited. A roll call of commissioners was taken and a quorum was present.

#### **Approval of Agenda**

Commissioner Lundy moved to approve the agenda as written. Commissioner Clements seconded and the motion passed unanimously.

#### **Approval of Minutes**

Commissioner Jones requested the following change to the minutes on page 3, the second paragraph; "Feature a discussion of the problem at a future community forum segment of the Planning and Zoning Commission meeting with Town staff and perhaps a traffic engineer".

Commissioner Clements moved to approve the minutes of the December 6, 2011, meeting as amended. Commissioner Lundy seconded and the motion passed unanimously.

#### **Old Business**

None

#### **Public Hearings**

**CU 11-04** A request for a Conditional Use for a tract of land zoned as Residential A and addressed as 1729 Alabama St, Silver City, New Mexico was presented. The applicant is Saint Francis Newman Center Parish (the Church).

There was no conflict of interest or ex parte conversation on the part of any commissioner. Two people were sworn in for testimony. Jim Coates presented the case and read the staff report. The applicant wishes to be allowed a Conditional Use Permit to build a church within the Residential "A" zone. Dr. Jay Garard spoke as representative for the Church.

The impact of increased traffic on Alabama Street, especially at its intersection with Highway 180 was discussed at length. The Commissioners feel there is a need to address this intersection at a future meeting and/or Community Forum. Commissioner Lundy observed that the design of the proposed parking lot will encourage vehicle traffic to enter and exit at the Mississippi Street entrance and decrease the added traffic on Alabama Street.

Commissioner Lundy moved to approve CU 11-04 as it meets all four findings. Commissioner Lundy's motion included the condition that the Church will encourage parishioners through design, signage and communication to use Mississippi Street as the primary ingress and egress for all Church Activities. Commissioner Seibel seconded the motion. Commissioner Seibel moved to add an amendment to the motion that included the Church's allowance of a bicycle and pedestrian easement on the southern boundary of the property. Commissioner Seibel's amendment also included the condition of the Parish appointing a representative to be actively involved in the Alabama Street Corridor Study Task Force upon its creation. Commissioner Jones seconded the amendment. After further discussion and legal concerns expressed by Commissioner Clements, Commissioner Seibel's amendment was amended eliminating the pedestrian and bicycle path requirement. The matter was passed by a unanimous voice vote. The motion to approve the Conditional Use Permit with conditions was passed by unanimous roll call vote.

### **New Business**

None

### **Community Forum**

None

### **Reports from Staff**

Luan Mitchell reported that she will be retiring on February 3, 2012. The Commissioners thanked her for her dedicated service.

### **Reports from Commission**

Commissioner Seibel encouraged any interested citizens to run for City Council. The applications are due by Tuesday, January 10, 2012.

### **Community Input**

Ms. Star Belsky is concerned about the traffic on Alabama Street. She would like a stop sign placed near the intersection of Hill and Mississippi Streets to be considered when the Church begins construction. She was also concerned about the future traffic demands on the Alabama Street intersection with Highway 180. She suggested a study of the area by

NMDOT, Grant County and the Town of Silver City. Ms. Belsky also mentioned that she rents her home and was not notified by the Commission of the meeting. Jim Coates and Luan Mitchell stated that signs are posted on the property that will be discussed and public notices are placed in the newspaper and on the Town's website. Commissioner Jones stated that the traffic at the intersection of Alabama Street and Highway 180 will be a focus of the Commission in the near future. Mr. Coates also informed Ms. Belsky that she and other residents of the area are welcome to write letters about incidents at that intersection and the Community Development Department will present them to NMDOT.

**Adjournment**

Commissioner Clements moved to adjourn the meeting. Commissioner Seibel seconded and the motion passed unanimously. The meeting was adjourned at 8:41 pm.

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Alice Jones, Chair  
Planning & Zoning Commission

Approved February 7, 2012